



THE PACESSETTER

August 1985

"Pacesetting Newsletter to Highlight City" says City Manager

"The Ypsilanti Area - Where Great Things are Happening." This motto signifies the determination of many people in the area to make Ypsilanti an even greater place to live. Looking around one can see tangible results of that determination, i.e., EMU's Corporate Training Center and hotel project, the upgrading of facades and new businesses downtown; the expansion of the Airport Plaza project; the developments around Ford Lake; the imminent Geddes Park project; and the Ypsilanti Commons initiative are all indicators of an area that *sets the pace* for the region - great things are happening! One can also notice the efforts made by many other groups and volunteers. The contributions of business and labor; town & gown; young & old; religious, medical, financial, and educational institutions; and area governmental units have all contributed to the relevance of this motto.

Early in 1985 the City Council met at Hoyt Conference Center in a planning retreat. With the help of EMU's Professor John C. Burkhart as facilitator, Council in a marathon daylong session developed specific goals for the City. Following the February Council retreat, the top City Administrators met to review Council goals and develop specific methods to implement Council's policy as well as other community "futuring" sessions. The image of the Ypsilanti Area was one of the major concerns of both retreats. One of the major factors in image-building is communication, hence, The Pacesetter was born.

The Pacesetter is one of many ways the City plans to build its image. This newsletter will be published quarterly, and is one of the many ways to communicate the work and progress of your city government. I unabashedly admit that this publication will not be used for excuses, fault-finding or criticizing. Rather, we intend to show and explain the great things that *are* happening in Ypsilanti. I expect no dirth of items to report. Take for instance the recent decoration of the inside of City Hall with color coordinated carpeting and painting. Nothing

expensive, but notice the harmonious and pleasing effect a careful selection of colors and fabrics has on our City Hall work space. Take notice of the complete renovation of the interior of the Police Department. A visitor to the station from a year or so ago would have trouble recognizing the facility as the same Police Department. Notice the increased effectiveness and improved morale of our police officers. Utilization of the Huron River, one of our great resources for the production of hydroelectric power with resultant income to the City is one additional small example of our determination to maximize the utilization of our existing resources for the benefit of our citizens.

I am especially grateful for the dedication and enthusiasm shown by our staff, and for the increased cooperation with our municipal neighbors. We fully recognize that the image of our city, Ypsilanti, begins with us: each and everyone of us. By working together I believe we will set the pace for a strong, responsive and responsible community, where great things continue to happen!



Gen. Demetrius Ypsilanti

Photo by Ken Demmers

How To "Do" The Heritage Festival

by Tammy Lafler

"Doing" the Heritage Festival is easy. You can start at Riverside Park - the heart of the festivities - where you will find activities such as: the popular Jazz Competition, an antique car show, the Riverside Gaming Casino, the Ypsilanti Area Dancers returning from recent performances in Spain, the Wallenda's high-wire act, the Frazen Brothers Circus and much, much more.

At the Living History Encampment you will be able to take an exciting glimpse into the world of yesteryear. Civil War battles, costumes, music, and craft demonstrations will be recreated in exact historical detail.

Next you can stroll across the Cross Street bridge and take in the nostalgic aura that is Depot Town. After Depot Town, you will probably be best prepared to tour the community's historic homes. Here you have the opportunity to peek inside the buildings and houses that add a special charm to our neighborhoods and business districts.

Not far away, at Parkridge Park, a few hours would be well spent at the 14th Annual Black Arts Festival. There will be a carnival, art displays, music, a fun run, and religious services on Sunday.

Of course, there are no rules on how to "do" the Heritage Festival. Just go out and be a part of historic Ypsilanti and the spirit of the celebration. If, in the end you've had fun, then you've surely done it right!



Industrial Park, Training Center Among Top Development Projects

Three major projects are being worked on by the newly renamed Economic Development Department.

The office, formerly the Community Development Department, sees a major impact on the economic vitality of the area from the projects, which include:

The Ypsilanti West Industrial Park:

Since the road and utility extensions for Phase I were completed this spring, interest in the park has escalated. The Economic Development Corporation (EDC) has received four offers to purchase during the past several months,

two of which were accepted, and the other two are under consideration by the EDC. The office currently is working with the Michigan Department of Commerce and Speaker of the House Gary Owen on financing Phase II of the road and utilities extensions, which would open up the back one-third of the park to development. Much of the interest shown by prospective developers has been due to the very competitive price of the property compared to other parks in the area, and due to the expressway frontage with its excellent advertising potential.

The Huron Center Hotel and Corporate Training Center: The City has been working closely with Ypsilanti Township, Eastern Michigan University, and the developers to realize the construction of a \$10 million hotel in conjunction with a \$5 million Corporate Training Center to be located in the Huron Center park at I-94 and Whittaker in Ypsilanti Township. Due to the City's eligibility to apply for Urban Development Action Grants (UDAG) funding, the City will assist with project financing. The UDAG will be in the form of a grant of \$2,120,250 from HUD to the City, which the city will, in turn, lend to the developers. The City will be able to use the loan repayments on other economic development projects.

Ypsilanti Commons: The Washtenaw County Community Services Agency has an option for the purchase and development of property off Harriet Street, between Huron and Hamilton. The Agency currently is working with several potential tenants including grocery store chains, restaurants, and office users.

What's New In Old Depot Town?

By Tom Dodd

Long designated as Ypsilanti's "Skid Row," Depot Town has now come to the point where folks down there want to change the name of East Cross Street to "Skid Drive."

With the completion of the new Cross Street bridge, the installation of new pedestrian street lights and the rehabilitation of Frog Island Park, anyone who hasn't seen Ypsilanti's historic Depot Town since last year's Heritage Festival might think there's nothing authentic left down in the City's old railroad district.

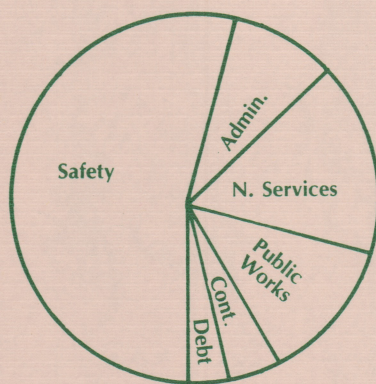
However, along with these recent improvements go the continuous rehabilitation of the Nineteenth Century commercial buildings, the expansion of the Ypsilanti Farmers' Market, and a wider variety of specialty shops, food, and entertainment which keep the festival spirit alive all year 'round.

Depot Towners promote themselves unashamedly and never miss a chance to get their names and faces in the news. In July they dressed like bums for "Boomer Days," and Halloween and Christmas give them even more opportunities to show off. The Winter Jazz

series, the Frog Island Jazz Festival, and Heritage Jazz Competition prove they can be loud too! Billboards, posters, and the monthly publication of the Depot Town Rag show that those urban pioneers are not only having a great time pumping life back into the old neighborhood, but they encourage the rest of the world to come down and enjoy it along with them.

A day spent in Depot Town is as easy as feeding the ducks in the Huron River, waving at trains, window shopping, stepping over dogs sleeping on the sidewalk, and smiling at your friends in a neighborhood cafe. They like to say of themselves that Depot Town is definitely not a plastic, suburban shopping mall. No, it's an authentic bit of corny, hometown Americana from the 1880's. As their neighborhood anthem says,

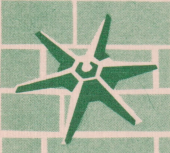
*"Everybody's coming back.
Down between the river
and the railroad track.
Once as hated as Willow Run,
Won't you join in the fun."*



1985-86 Operating Budget

Administration	\$1,211,365.00	16.83%
Safety	\$3,896,630.00	54.14%
Neighborhood Services	\$ 598,825.00	8.32%
Public Works	\$ 958,990.00	13.32%
Debt	\$ 311,820.00	4.33%
Contributions	\$ 220,290.00	3.06%

Downtown on the Rebound, Thanks to 'Main Street' Program



After 15 months, Ypsilanti's downtown has a new look, thanks to the Main Street Program. The Downtown Development Authority-sponsored project has encouraged building facade improvements, employs three downtown "sweeps," and is recruiting new businesses.

Facade grant funds of over \$80,000 have been spent from the City of Ypsilanti for commercial facade and rear renovation. **Ypsi Cycle's** complete renovation greatly enhances the commercial district along with **Puffer Reds** new awning and neon sign. **Willoughby's** has a new look in the front and rear. **The Hawkin's Hotel** is freshly painted in contrast with the **Sterling Vision** building which has recently had layers of paint removed to expose its brick. Perhaps Downtown's most dramatic projects are the newly renovated **Ulrich, Pear, Eagan, and Muskovitz Law Office** building on South Washington and the **Haab properties** on North Washington. The Main Street Program will continue to encourage further renovations.

Main Street's public improvements include Council's public improvements in the Downtown Development Authority (DDA) to repair and replant the Washington Street Promenade. \$25,000 has been allocated to develop a comprehensive downtown signage program. The DDA has also developed entryway designs for the downtown. Tax increment financing monies will be used to build groves of trees with lighting and banners to mark each entry into the City.

In the area of business recruitment, the Main Street Economic Committee has completed their promotional package on downtown Ypsilanti. Entitled "Rediscover Downtown Ypsilanti," it is a package containing a wide variety of information on the downtown demographics, services, and financial incentives available. These packets currently are being distributed to various retail and service firms targeted for recruitment to downtown Ypsilanti.

Ypsilanti's Main Street Program is run by the Downtown Development Authority, which is board appointed by the City Council and assisted by the State Department of Commerce and the National Trust for Historic Preservation.

The City thanks the Ypsilanti Press and Peninsular Paper for their service and assistance.

Public Housing Turns New Leaf

Ypsilanti's Housing Commission is clamping down on drug traffic, loitering, vandalism, alcohol, and guest parking violations by encouraging more direct reporting of information to the Police Department.

Over 30 percent of the rehabilitation work has been completed at the Armstrong and First Court sites and 50 percent at the West Michigan Ave. sites. HUD has recommended an additional \$1.17 million to do additional work on the occupied units at these sites next year.

Community Profile

by Tammy Lafler



Andy Smith

Photo by Ken Demmers

When Andy Smith sees a worthwhile project within the community that needs attention, it usually gets done, even if Andy has to do it himself. Whether the baseball diamond at Cleary College appeared in need, or Riverside Park sat in neglect, Smith has diligently taken time and sweat equity to turn some of Ypsilanti's eye sores into the area's points of pride. One may often see Andy Smith out mowing and weeding public areas in an effort to improve the appearance of his beloved hometown.

Andy Smith has participated in numerous area organizations and is the recipient of many awards. The City salutes Andy for his abundance of fine contributions.

Despite his kinetic dedication, Andy still has time and attention for his wife Margureite. They have two sons, Richard and Ronald, who have followed in their father's footsteps. They operate the family business of A. F. Smith & Sons which is now in its 4th generation.

CITY COUNCILMEMBERS

	Ward	Telephone
Mayor Peter J. Murdock		485-7799
Mayor Pro-Tem Eula M. Tate	1	485-3865
Albert A. Robinson	1	482-5861
Clyde K. King	2	483-3104
Michael W. Homel	2	483-2499
Kevin McCormick	3	484-0617
Eric B. Smith	3	483-8633
John Van Bolt	4	483-6972
Beverly A. Fish	4	484-1897
Greg Dodd	5	482-6371
Jerold W. Bubenhofer	5	485-4723

Just Get Our Name Right!

by Tom Dodd

(A Vacationing couple is driving along I-94, approaching our fair city)

Mr. — Look at that sign, dear. Y-P-S-I-L-A-N-T-I. How ever do you pronounce that? YIP-SEE-LAN-TEE?

Mrs. — Oh, my goodness no. That's YUP-SU-LANTA. It's name after an Indian chief, or a sailing ship or something.

Mr. — I don't think so. It looks foreign — like YPRES or HAMTRAMCK or KALAMAZOO. Maybe it's UP-SEE-LAN-DI.

Mrs. — That doesn't sound right either. Let's stop and have lunch there at some nice little restaurant and ask someone who looks like a local citizens.

(In the local restaurant)

Mr. — Pardon me, sir. My wife and I were just passing through on our summer vacation and we were wondering how you pronounce the name of this place. Would you pronounce it very distinctly for us, so we'll know how to say it ourselves?

Diner — Sure. Just watch my lips very carefully. We pronounce it - - - BUR-GER-KING!

Historic District Commission Reviews Permits

by Jane Bird

The most significant benefit of the Historic District Commission (HDC), since its establishment by ordinance in 1978, has been the protection and development of Ypsilanti's historic buildings. With the HDC protection, the entire district can grow to be an even greater asset to the community.

A very integral part of fulfilling this goal is the HDC's review of all building permit applications for work within the district that affects a building's exterior appearance. These repairs include all new construction, restoration, color change, fences, signs, moving and demolition.

With the permit review process, the HDC is able and eager to offer developers assistance so their renovation plans can be realized in a more valuable, appropriate, and historically significant way.

The HDC is comprised of seven citizens who serve without pay. They are appointed by the Mayor and the City Council. The Commission's most important duty is to protect Ypsilanti's Historic District. For more information about the HDC, or how to obtain a permit application, please contact the Ypsilanti Building Department at 482-1025.

Public Improvements On The Horizon

City Road Repair

The commitment to upgrade our street system continues with a number of major roadway reconstruction projects. Projects to be completed by September include: Harriet Street from Perry to First and Prospect Street from Michigan to Towner.

Projects scheduled for the fall and spring construction seasons include: Woods Road, Pleasant Drive, Linden Court, Wallace from Congress to the City limits, West Ainsworth from Michigan to Ainsworth Circle, South Adams from Harriet to Ferris, Emerick from Ecorse to dead end and the Grove/Prospect intersection area.

Brush Pick Up

Loose brush pick up will continue through December. Tied bundles (2½' x 4') will be picked up during the second full week of each month on your regularly scheduled trash day.

Upgraded Park Play Equipment

As a part of a long term plan to upgrade park play equipment, chains and seats will be replaced on swing sets. Also, new merry-go-rounds will be installed at Parkridge, Candy Cane and Recreation Parks in early spring, 1986.

\$1.5 Million Water Project Slated for Ypsilanti

by Tammy Lafler

Proposed capital improvements in the City's water system are due to begin construction late next spring. The Ypsilanti Community Utilities Authority (Y.C.U.A.) and the City Council have agreed to finance and implement capital improvements predicated upon two basic goals. The first is to insure that adequate water is available within the existing service area. The second goal is the expansion of service within the jurisdiction.

An in-depth analysis of the Y.C.U.A. water system indicates various shortcomings within the system. An obvious example of this is the need for additional

fire protection in downtown Ypsilanti.

New 12 inch mains have been proposed for Pearl Street, Adams Street, and Summit Street. The new mains will replace the 8 inch and numerous 4 inch mains which connect with the 16 inch main on Mansfield Street on Ypsilanti's west side.

Due to the limited construction area, traffic, and existing utilities, the normal business district operations may be disrupted. To minimize the inconvenience, Y.C.U.A. plans to provide information for merchants and the general public regarding the scheduling of construction.

FREQUENTLY CALLED NUMBERS FOR THE CITY OF YPSILANTI

Police Emergency	483-2311
Fire Emergency	482-3111
City Manager's Office and City Hall	483-1100
Police Dept. Business phone	482-9778
Police Tip Line	483-3131
Fire Dept. Business Line	482-9778
Building Inspection	482-1025
City Attorney	481-1234
Recreation (Parkridge Comm. Center)	483-7700
Senior Citizens	483-5014
Animal Control	483-9510
Ypsilanti Housing Commission (Public Housing)	482-4300
Historical Museum	482-4990
Ypsilanti District Library	482-4110
J.Y.R.O. Park	485-6880
Y.C.U.A.	484-4600